



## **14.0 NOISE**

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**I. STATUTORY REQUIREMENTS**

Government Code Section 65302(f) states the following:

*The General Plan shall include a noise element that shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:*

- 1) Highways and freeways*
- 2) Primary arterials and major local streets*
- 3) Passenger and freight on-line railroad operations and ground rapid transit systems*
- 4) Aviation and airport related operations*
- 5) Local industrial plants*
- 6) Other ground stationary noise sources contributing to community noise environment*

A local noise element should accurately reflect the noise environment, the stationary sources of noise, and the impacts of noise on local residents.

## **II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

### ***A. Existing Freeway and Rail Corridor***

As the City of San Clemente continues to develop its inland ranches and further development of Orange County and North San Diego County occurs, more vehicular traffic will use Interstate 5. Development of the proposed interchange at Vista Hermosa and the freeway will alter existing traffic patterns. This will likely result in increased noise exposure to the properties along Vista Hermosa and along streets crossing Vista Hermosa.

In addition, the San Clemente rail stop may be upgraded to a rail station. The proposed station is intended to meet current, and possibly increased, demand for train service in South Orange County. This proposal will require a site-specific noise analysis to determine if the current location is suitable for increased traffic and rail noise generated, or if an alternative location is recommended.

### ***B. Proposed Foothill Transportation Corridor***

Because of accelerated urban development in South Orange County and in North San Diego County, an additional transportation corridor has been proposed to alleviate traffic congestion through the Mission Viejo-San Clemente corridor. Development of the new transportation corridor will change the intensity and levels of noise occurring within the City of San Clemente. The City will require additional noise analysis to assure that development along the finalized transportation corridor will not be exposed to noise levels beyond the accepted City noise threshold, either from rail or vehicular traffic.

### ***C. Other Development in the City***

Within the existing and proposed sphere of influence area there are five ranchland area communities Rancho San Clemente, Forester Ranch, Talega, Marblehead Inland and Marblehead Coastal. Further development of these sites will increase traffic along existing roads. Analysis of noise effects should be reviewed by the City of proposed developments circulation plans to ensure that planned development of new roads will not increase noise exposure to residents beyond the accepted City noise threshold.

### **III. OVERVIEW OF NOISE POLICIES**

This portion of the Noise Element establishes goals, objectives, policies and implementation programs to evaluate existing and future noise condition and minimize the impacts of noise on the community. The policies stated in this section contain a direct relationship to the desired goals of the community and are the legislative tools with which San Clemente can realize its vision for the future. The policies of the noise element address:

1. Adopting and enforcing legally adequate noise regulations and guidelines.
2. Preventing and mitigating excessive noise exposure impacts on the community.
3. Minimizing traffic-generated noise impacts on "noise-sensitive" uses.
4. Reducing the encroachment of non-residential use noise impacts onto "noise sensitive uses".
5. Minimizing noise impacts in mixed-use structures.
6. Minimizing construction noise on adjacent uses.
7. Ensuring that adverse noise impacts among differing uses or tenants are prevented.
8. Minimizing spillover noise impacts from entertainment and restaurant/bar establishments onto "noise sensitive uses".
9. Minimizing noise impacts of rail transit on sensitive land uses is minimized.
10. Ensuring that a proper acoustical analysis of any potential significant noise generator is conducted.

#### **IV. GOALS, OBJECTIVES AND POLICIES**

The following presents the goals, objectives, and policies relative to both overall (ambient) and stationary (fixed-source) source noise conditions and impacts in the City of San Clemente.

##### **Goal**

Ensure that residents, employees, and visitors in the City of San Clemente are protected from the adverse human health and environmental impacts of excessive noise levels created by stationary and ambient (intrusive) noise sources and conditions, and take all necessary and appropriate action to avoid or mitigate the detrimental affects of such excessive noise level exposure impacts on the community.

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##### ***A. Noise Ordinances, Regulations, and Guidelines***

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##### **Objective**

- 14.1 Adopt and enforce appropriate local noise ordinances, regulations, and guidelines, in order to effectively control both ambient and stationary (intrusive) noise conditions and impacts that may occur in the community. Maintain base line information regarding the ambient and stationary source related noise environment of the community on an ongoing basis.

##### **Policies**

- 14.1.1 Monitor and update available data regarding the community's existing and projected ambient and stationary noise levels as shown on **Figure 14-1** and **14-2** (*I 14.2*).
- 14.1.2 Modify and update all local noise ordinances, regulations and guidelines as required by modifications to state standards and guidelines (*I 14.1*).

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##### ***B. Ambient Noise Impacts on the Community***

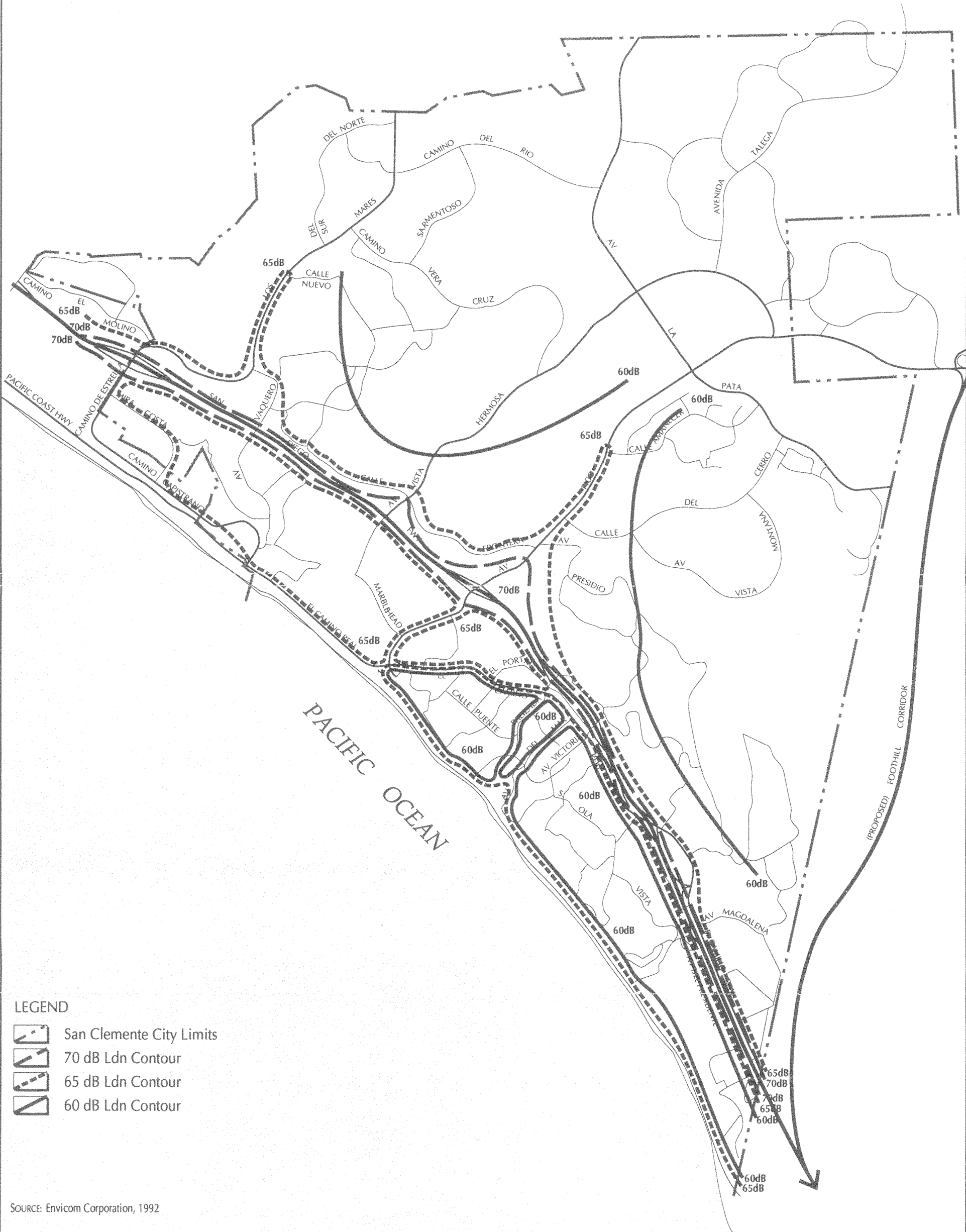
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##### **Objective**

- 14.2 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, and visitors of the community.

##### **Policies**

- 14.2.1 Require that in areas where existing or future noise levels exceed an Ldn of 60 dB (A) exterior and an Ldn of 45 dB (A) interior, all development of new housing, health care facilities, schools, libraries, religious facilities, and other "noise sensitive" land uses include appropriate buffering and/or construction mitigation measures that will reduce noise exposure to levels within acceptable limits (*I 14.3, I 14.4 and I 14.5*).
- 14.2.2 Require new industrial, commercial, and related land uses, or the expansion of existing land uses demonstrate that such new or expanded uses would not be directly responsible for causing ambient noise levels to exceed and Ldn of 65 dB (A) exterior upon areas containing housing, schools, health care facilities, or



- LEGEND
- San Clemente City Limits
  - 70 dB Ldn Contour
  - 65 dB Ldn Contour
  - 60 dB Ldn Contour

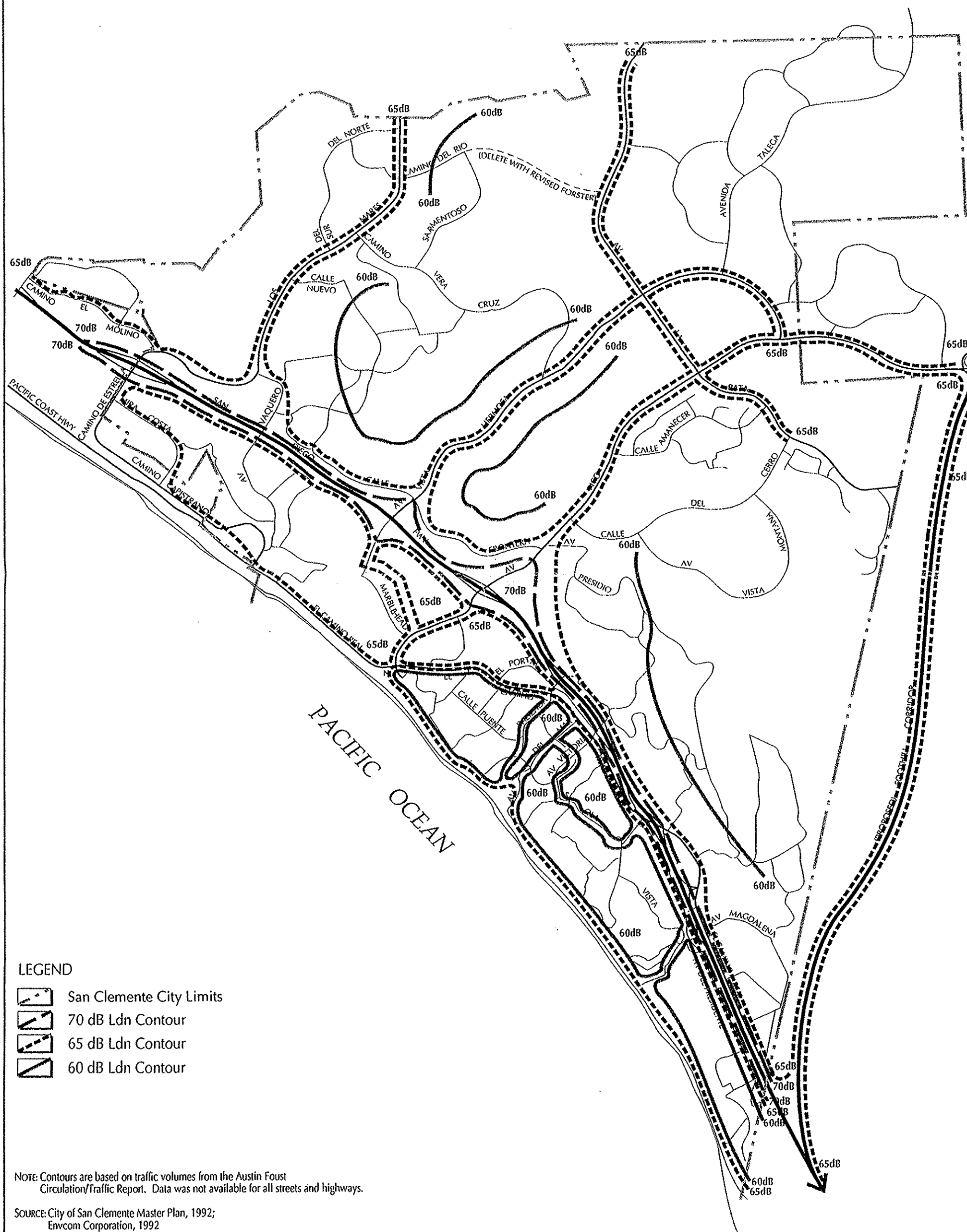
SOURCE: Envicom Corporation, 1992

EXISTING  
NOISE CONTOURS

SAN CLEMENTE GENERAL PLAN



FIGURE 14-1





other "noise sensitive" land uses as depicted on **Figure 14-3** (*I 14.4 and I 14.7*).

- 14.2.3 Require development in all areas where the ambient noise level exceeds an Ldn of 60 dB (A) to conduct an acoustical analysis and incorporate special design and construction measures in their construction, as necessary, to reduce interior noise levels to within the 45 dB (A) Ldn level (see **Figure 14-2**) (*I 14.3*).
- 14.2.4 Encourage "noise sensitive uses", including schools, libraries, health care facilities, and residential uses, to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts (*I 14.3 and I 14.5*).

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### ***C. Traffic-Related Noise Impacts***

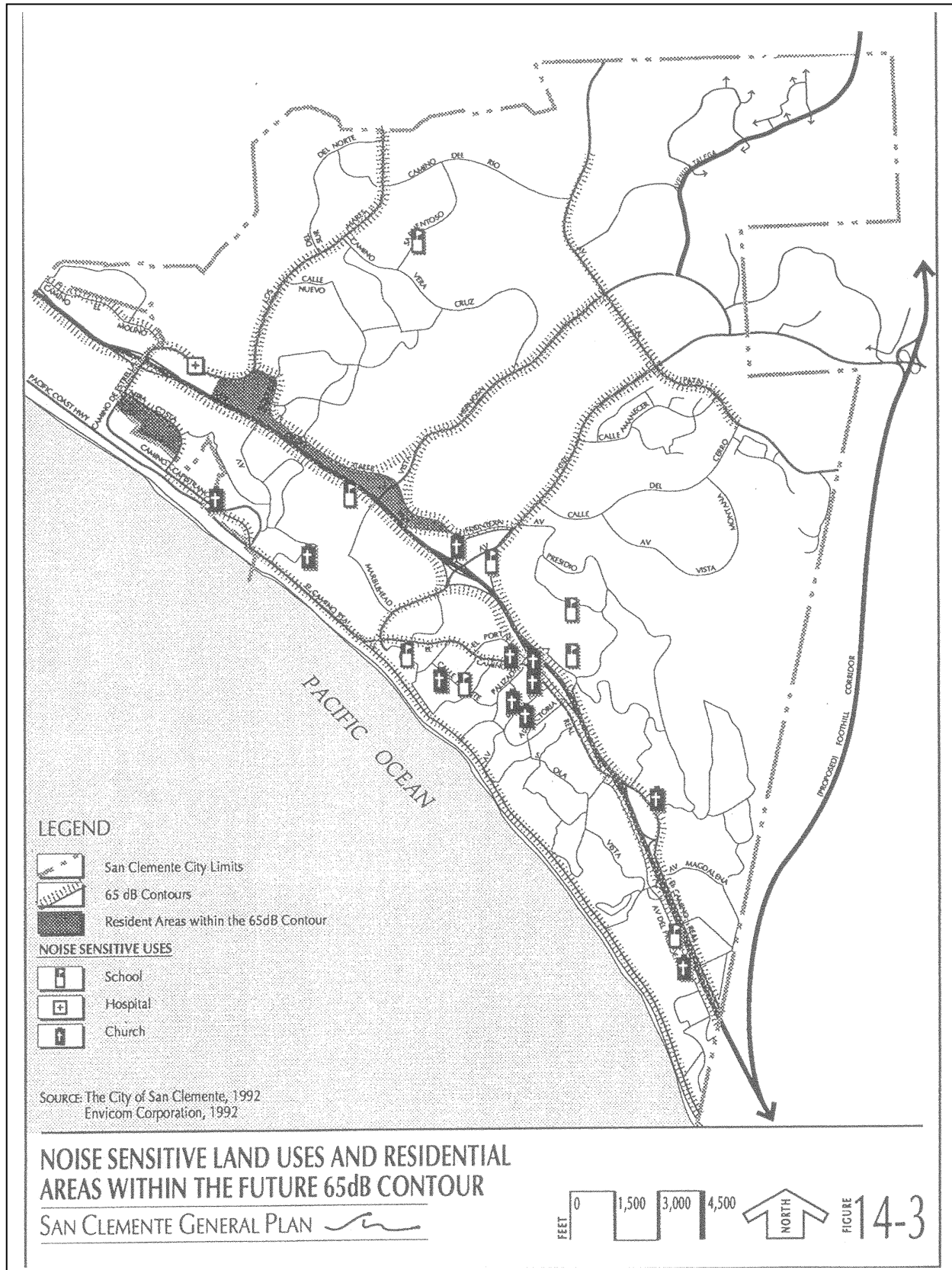
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#### **Objective**

- 14.3 Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses as depicted on **Figure 14-3**.

#### **Policies**

- 14.3.1 Require that all new non-residential development design and configure on-site ingress and egress points to divert traffic (and its resultant noise) away from "noise sensitive" land uses to the greatest degree practicable (*I 14.6*).
- 14.3.2 Actively enforce existing applicable sections of the California Vehicle Code related to vehicle or equipment mufflers and modified exhaust systems (*I 14.8*).
- 14.3.3 Require that any municipal vehicles or noise-generating mechanical equipment purchased or used by the City of San Clemente comply with noise performance standards consistent with the best available noise reduction technology (*I 14.10*).
- 14.3.4 Encourage local and regional public transit providers to ensure that the equipment they use and operate does not generate excessive noise impacts on the community (*I 14.11*).
- 14.3.5 Encourage the State of California Department of Transportation (Caltrans) to install and maintain mitigation and/or landscaping elements along freeways and highways under their jurisdiction that are adjacent to existing residential subdivisions or noise-sensitive uses in order to reduce their adverse noise impacts (*I 14.9*).
- 14.3.6 Provide for the development of alternate transportation modes such as bicycle paths and pedestrian walkways to minimize the number of noise generating automobile trips (*I 14.12*).



- 14.3.7 Ensure that commercial and industrial uses in the community implement or participate with others, as required, in implementing transportation demand management (TDM) programs consistent with the Air Quality Management Plan which provide incentives including, but, not limited to, the following: car pooling, van pools, and the use of public transit to reduce traffic and associated noise levels in the community (*I 14.12*).

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***D. Noise Impact Encroachment of Commercial and Industrial Land Uses***

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**Objective**

- 14.4 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

**Policies**

- 14.4.1 Require that automobile and truck access to commercial or industrial land uses abutting residential parcels be located at the maximum practical distance from the residential parcel (*I 14.7*)
- 14.4.2 Require that loading and shipping facilities for commercial and industrial land uses abutting residential parcels be located and designed in a sensitive manner to minimize the potential noise impacts upon these parcels to the greatest degree practicable (*I 14.7*).
- 14.4.3 Require that all parking areas for commercial and industrial land uses abutting residential areas be buffered and shielded by walls, fences, or adequate landscaping (*I 14.7*).
- 14.4.4 Require that parking structures serving commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles using these facilities both on site and on adjacent land uses or properties. The design measures used may include: (1) the use of materials which mitigate sound transmission; or (2) the configuration of interior spaces to minimize sound amplification and transmission (*I 14.7*).
- 14.4.5 Adopt an ordinance to limit the hours of operation and/or the use of leaf blowers, parking lot sweepers, or other high-noise generating commercial/industrial equipment to reduce the potentially adverse noise impacts of such equipment upon adjacent residential areas (*I 14.13*).
- 14.4.6 Require that the hours of truck deliveries to commercial or industrial land uses abutting residential uses be limited (within a reasonable period) unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at other hours (*I 14.13*).

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***E. Noise Impacts of Mixed-Use Structures***


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**Objective**

- 14.5 Minimize the potentially adverse noise impacts associated with the development of mixed-use structures where residential units are located above ground floor commercial uses, where permitted.

**Policies**

- 14.5.1 Require that commercial land uses developed as part of a mixed-use structure containing residential land uses on upper floors not be overly noise intensive (*I 14.14*).
- 14.5.2 Require that mixed-use structures designed for concurrent commercial and residential land uses minimize to the greatest degree practicable (through design and construction techniques) the transfer or transmission of noise and vibration from the commercial land use to the residential land use (*I 14.14*).

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***F. Construction Noise Impacts***


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**Objective**

- 14.6 Minimize the impacts of construction noise on adjacent uses.

**Policies**

- 14.6.1 Ensure that the prohibitions relative to legal hours of operation for construction activities contained within the existing City of San Clemente Noise Ordinance and/or any future/revised Noise Ordinance be strictly adhered to and enforced (*I 14.15*).
- 14.6.2 Require that construction activities adjacent to residential land uses and dwelling units be regulated, as necessary, to prevent the generation of adverse and/or excessive noise impacts (*I 14.15*).
- 14.6.3 Require construction activities to employ feasible and practical techniques and practices which minimize the generation of adverse and/or excessive noise impacts on adjacent land uses (*I 14.15*).

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***G. Noise Impacts/Encroachment Within Multi-Occupant Structures***


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**Objective**

- 14.7 Ensure that buildings are constructed soundly to prevent adverse noise transmission between differing uses or tenants located in the same commercial structure and individual dwelling units in multi-family residential structures.

**Policies**

- 14.7.1 Rigorously enforce the applicable provisions of the Uniform Building Code and City of San Clemente Municipal Code which prevent the transmission of excessive and unacceptable noise

levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures (*I 14.16*).

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#### ***H. Noise Impacts of Entertainment and Restaurant/Bar Land Uses***

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##### **Objective**

- 14.8 Minimize the generation of excessive noise level impacts and/or spillover from entertainment and restaurant/bar establishments into adjacent residential or "noise sensitive" land uses.

##### **Policies**

- 14.8.1 Require that noise levels emanating from entertainment and restaurant/bar uses not be discernible from ambient noise levels at a distance of fifty (50) feet from the establishment in which it is being conducted or within ten (10) feet of any dwelling unit (whichever is more restrictive) (*I 14.17*).
- 14.8.2 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods (*I 14.18*).
- 14.8.3 Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses directly adjacent to any residential neighborhoods, residential dwelling units, schools, health care facilities, or other "noise sensitive" land uses, unless it can be demonstrated that adequate measures can be installed and employed to adequately mitigate the potential impacts of on-site operations and/or off-site customer access and activities of these establishments upon these areas (*I 14.19*).
- 14.8.4 Ensure that all new nightclubs, discotheques, and other high noise-generating entertainment uses be subject to a conditional use permit, following appropriate review and approval by the appropriate local commission (i.e., Planning, Parks and Recreation Commission, etc.) and the City Council (*I 14.19*).

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#### ***I. Noise Impacts of Railroad Uses***

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##### **Objective**

- 14.9 Minimize the noise effect of railroad transit (freight and passenger) on residential uses and other sensitive land uses.

##### **Policies**

- 14.9.1 Work with railroad operators using facilities that cross through the City of San Clemente to properly maintain lines and establish operational restrictions during the early morning and late evening

hours to reduce adverse noise impacts in residential areas and other noise sensitive areas (*I 14.20*).

- 14.9.2 Work with railroad operators using facilities that cross through the City of San Clemente to install noise mitigation features where operations impact existing adjacent residential or other "noise-sensitive" uses (*I 14.20*).

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***J. Analysis and Mitigation of City-Wide Stationary (Fixed-Source) Noise Impacts***

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**Objective**

- 14.10 Ensure the conduct of a proper, modern, and site-specific acoustical analysis of any local structure determined (by the City of San Clemente) to be a potential generator of significant stationary noise impacts, and ensure that the results or mitigation measures recommended within such analyses are implemented, as feasible.

**Policies**

- 14.10.1 Require the conduct of detailed and independent acoustical analyses on any new or renovated land uses or structures determined (by the City of San Clemente) to be potential major stationary noise sources. Such studies will be completed and reviewed, with recommended mitigation measures successfully implemented and tested, prior to the issuance of a Certificate of Occupancy for said land use or structure (*I 14.21*).
- 14.10.2 Encourage major stationary noise generating sources throughout the City of San Clemente to voluntarily install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable (*I 14.22*).
- 14.10.3 Require that major stationary noise generating sources throughout the City of San Clemente install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of Conditional Use Permits or prior to the approval and/or issuance of new Conditional Use Permits for said facilities (*I 14.20*).

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***K. Compatibility with Camp Pendleton Operations***

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**Objective**

- 14.11 Ensure that development in San Clemente is protected from the adverse noise and vibration impacts of Camp Pendleton operations.

**Policies**

- 14.11.1 Review development proposals in areas in proximity to Camp Pendleton to determine their potential noise exposure, as based on the Range Compatibility Use Zone, and require mitigation

where pertinent in accordance with Policies 14.2.1, 14.2.3, and 14.2.4 (*I 14.3, I 14.4, I 14.5*).

- 14.11.2 Work with United States Marine Corps, Camp Pendleton to ensure that their operations do not generate adverse and unacceptable noise and/or vibration impacts on the City of San Clemente (*I 14.23*).

## **V. IMPLEMENTATION PROGRAMS**

The following lists the programs which implement the noise policies contained in the preceding subsection of the Plan. The capital "I" and number preceding each program are referenced by the policies, which it implements.

### ***A. Noise Ordinances, Regulations, and Guidelines***

- I 14.1 Continue to enforce, as appropriate, legally adequate local Noise Ordinance to comply with the State's Noise Insulation Standards. Said ordinance shall contain policies and regulations addressing both overall (ambient) and stationary source (intrusive) noise impacts.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or penalty fees collected from code violations.

*Schedule:* As necessary or as funding permits.

- I 14.2 Record changes which occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed projects. The existing local noise map shall be updated as new information about the community's noise environment changes or becomes available, to ensure accuracy in land use compatibility planning and the mitigation of noise impacts.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund, development application fees, and/or available funding sources approved by the City.

*Schedule:* As necessary when the noise environment changes or as funding permits.

- I 14.3 Utilize the development and environmental review process to ensure that noise impacts are adequately addressed, sufficiently mitigated and that adverse conditions will not result (in accordance with the California insulation standards of the State Building Code, and the policies set forth in the Noise Element of the General Plan).

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.



- Schedule:* As development projects are submitted or as funding permits.
- I 14.4 Require a noise evaluation for projects, as deemed necessary, as part of the local planning and environmental review process to determine if unacceptable noise levels will be created or experienced. Should noise abatement be necessary, a required technical report containing a detailed evaluation of existing and/or projected noise impacts and effective mitigation measures shall be submitted.
- Responsibility:* City of San Clemente Department of Community Development.
- Funding Source:* Administration: City of San Clemente General Fund and/or development application fees.
- Technical Report: Development applicant.
- Schedule:* As development projects are submitted or as funding permits.
- I.14.5 Include provisions within the San Clemente local Noise Ordinance which require that, prior to the issuance of certificates of occupancies and/or certification of completion, habitable areas in proposed noise sensitive uses exhibiting noise levels of 60 dB (A) Ldn or greater, demonstrate that interior noise levels will not exceed the level of an Ldn of 45 dB (A). Facilities failing to meet this requirement shall be required to install mitigation measures, which reduce interior noise levels to within a 45-dB (A) Ldn level, prior to the issuance of any certificates.
- Responsibility:* City of San Clemente Department of Community Development.
- Funding Source:* Administration: City of San Clemente General Fund and/or development application fees.
- Technical Report: Development applicant.
- Schedule:* As development projects are submitted or as funding permits.
- I 14.6 Utilize the development review process to ensure that non-residential development design and configure their street patterns and access points not to impact adjacent residential or noise sensitive uses.
- Responsibility:* City of San Clemente Department of Community Development.
- Funding Source:* Administration: City of San Clemente General Fund and/or development application fees.
- Technical Report: Development applicant funds.

*Schedule:* As development projects are submitted or as funding permits.

I 14.7 Modify the City's industrial and commercial zoning development standards to require that the developments be designed in a sensitive manner to minimize potential noise impacts on abutting residential and noise sensitive uses, including:

- requiring the location and orientation of vehicle access points away from residential and/or noise sensitive parcels.
- requiring loading and shipping facilities to be located and oriented away from adjacent noise sensitive uses.
- requiring, where appropriate, the incorporation of fences, walls, landscaping and other noise buffers and barriers between incompatible uses.
- requiring, where appropriate, the incorporation of structural building materials which mitigate sound transmission.
- requiring, where appropriate, the configuration of interior spaces to minimize sound amplification and transmission.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

I 14.8 Enforce a City Noise Ordinance that provides for the regulation and limitation of high noise-generating vehicles, equipment and construction activities to reduce their potential impacts on local noise sensitive uses.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or penalty fees collected from code violations.

*Schedule:* As necessary and as funding permits.

### ***B. Agency Coordination***

- I 14.9 Coordinate meetings with the California Department of Transportation (Caltrans) ensuring they are operating in a manner and introducing measures to reduce excessive noise impacts on the community.

*Responsibility:* City of San Clemente Community Development Department/Engineering Division in coordination with Caltrans.

*Funding Source:* City of San Clemente General Fund and/or any other funding sources approved by the City.

*Schedule:* As necessary or as funding permits.

- I 14.10 Purchase or renovate/maintain vehicles and other noise generating mechanical equipment which comply with and conform to the latest available noise standards and requirements.

*Responsibility:* City of San Clemente Community Development Department in cooperation with the Air Quality Management District (to purchase low-emission, noise and air vehicles).

*Funding Source:* City of San Clemente General Fund and/or any other funding sources approved by the City.

*Schedule:* As budgetary and operational conditions permit.

- I 14.11 Meet with representatives of the Orange County Transit District and other local and regional public transit providers to discuss and suggest the impacts of the generation of their vehicles on local noise conditions; feasible mitigation measures shall be suggested, requested, and implemented, as necessary to reduce such impacts.

*Responsibility:* City of San Clemente Community Development Department/Engineering Division.

*Funding Source:* City of San Clemente General Fund and/or any other funding sources approved by the City.

*Schedule:* Meetings shall annually occur at a minimum or as funding permits.

### ***C. Community Noise Impacts***

- I 14.12 All feasible policies and programs of the General Plan's Circulation Element relating to the further development and use of alternate modes of transportation shall be fully implemented to reduce noise producing auto trips.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* As development projects are submitted or as funding permits.

I 14.13 Revise the City of San Clemente's Noise Ordinance to contain provisions that specifically address and sufficiently regulate or limit:

- the use of leaf blowers, parking lots sweepers, and other high noise generating equipment.
- the hours of truck deliveries to commercial or industrial land uses abutting residential/noise sensitive uses.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

I 14.14 Utilize the local planning, design and environmental review process to ensure that commercial land uses proposed are located below residential uses within mixed-use structures, are not overly noise-intensive, and require that (through implementing design and construction measures) the transfer of noise and vibration from the commercial uses to residential uses are minimized to the greatest extent practicable.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* As development projects are submitted or as funding permits.

I 14.15 Revise the San Clemente Noise Ordinance to contain provisions addressing specifically the following:

- The regulation and limitation of the hours of construction activities (particularly those occurring near residences).

- The requiring of construction operational techniques and practices which minimize the generation of adverse and/or excessive noise on adjacent land uses.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

- I 14.16 Utilize the local planning, design, and environmental review process, and the existing local building inspection process to ensure that all applicable provisions of the Uniform Building Code and the San Clemente Municipal Code which prevent and mitigate the transmission of excessive and unacceptable noise levels between tenants and businesses in commercial structures and between individual dwelling units within multi-family residential structures are adequately enforced.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* As development projects are submitted.

#### ***D. Entertainment/Restaurant Noise Restrictions and Enforcement***

- I 14.17 Revise the San Clemente Noise Ordinance to contain provisions which specifically require that all local entertainment and restaurant/bar land uses, through discretionary development approval process, include measures to limit the audibility of noise levels emanating from their establishments the ambient noise levels at a distance of fifty (50) feet from the establishment in which it is being conducted or within ten (10) feet of any dwelling unit (whichever is more restrictive).

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

- I 14.18 Utilize the discretionary review process through conditions of approval and police enforcement to require that all local entertainment and restaurant/bar land uses appropriately control and limit the activities and

noise of patrons in and around their facilities, to reduce potential noise-related impacts on surrounding local residences.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund development application fees and/or penalty fees collected from code violators.

*Schedule:* As development projects are submitted.

- I 14.19 Ensure that the City of San Clemente Municipal Code requires all proposed entertainment and restaurant/bar land uses to be subject to the local conditional use permit review and approval process, in addition to other required approval to ensure that noise-related issues are specifically and adequately addressed. Through this process, locating such facilities adjacent to "noise-sensitive" land uses shall be discouraged or prohibited, unless it can be demonstrated that the potential noise-related impacts of the project can be mitigated to a level of insignificance.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

#### ***E. Coordination with Railroad Operators***

- I 14.20 Review local railroad procedures and operations to monitor their potential noise-related impacts on the community. As necessary, staff shall meet with railroad operating officials to discuss and/or suggest noise mitigation measures which reduce railroad noise-related impacts on the community.

*Responsibility:* City of San Clemente Community Development Department/Engineering Division.

*Funding Source:* City of San Clemente General Fund and/or any other funding sources approved by the City.

*Schedule:* Ongoing, as funding permits.

#### ***F. Stationary Noise Generators***

- I 14.21 New and expanded projects which are determined to be a potential major stationary noise source (based on the results of the local initial study and

environmental checklist) shall fund and complete a specific acoustical analysis to identify, determine, and analyze potential impacts and propose appropriate mitigation measures. Said mitigation measures must be installed and tested prior to the issuance of a Certificate of Occupancy for the structure (such an analyses shall be conducted similar to the environmental review process to assure independence and objectivity of the findings).

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* Administration: City of San Clemente General Fund and/or development application fees.

Technical Report: Development applicant funds.

*Schedule:* As development projects are submitted or as funding permits.

- I 14.22 Utilize the local planning, design and environmental review process and existing building inspection process to encourage major stationary noise generators to install additional noise buffering or reduction techniques that reduce noise generation levels in and around their facilities. Installation of such measures shall be required prior to the renewal or issuance of a Conditional Use Permit.

*Responsibility:* City of San Clemente Department of Community Development.

*Funding Source:* City of San Clemente General Fund, development application fees, and/or available funding sources approved by the City.

*Schedule:* Ongoing, as funding permits.

- I 14.23 Coordinate meetings with the United States Marine Corps, and Camp Pendleton encouraging compatible operations in a manner and introducing measures to mitigate adverse noise impacts on the City.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund and/or any other funding sources approved by the City.

*Schedule:* Meetings shall occur annually or as funding permits.